

## SECOND, OR WAREHOUSE CLASS—Continued.

## External Walls.



**SCHEDULE (C).—PART IV.—Rules concerning Buildings of the Second or Warehouse Class.**  
**Warehouses, &c.**—With regard to any building of the second class (except stables, coach-houses, and harness-rooms) hereafter built or rebuilt, in reference to the area thereof within the said party-walls: If such building exceed 35 square feet, there must have forty 35 square feet of roof party-wall; under such portion of such building as shall be thought necessary by the official referees be built fire-proof.

**Openings in Party-walls.**—And with regard to buildings of the second class, in reference to the openings in such party-walls—such openings must not be wider than six feet, and not higher than eight feet; and the floor thereof must be composed of brick or stone, and the party-thereof must be composed of brick, and must be at least 18 inches wide, and must project at least one foot six inches from the face of such party-wall; and the brick arches or stone landings thereof must extend the entire width and depth of such opening, above and below the same; and every such opening must have two strong wrought-iron single or folding doors, which must be fixed in wrought-iron frames, and be not less than one-fourth of an inch thick in the panel thereof; and each of such doors must be distant from the other not less than four feet.

**Fire-proof Part of Buildings.**—And with regard to such second class buildings as built in part fire-proof, in reference to the construction and materials of such fire-proof part, it must be built of such materials and in such a manner as shall be approved by the official referees. And such building must be so built as to every single part built fire-proof must not exceed 35 square feet.

**Stables.**—And with regard to any buildings intended for stables, including coach-houses and harness-rooms, which shall be hereafter built, in reference to the area thereof, within the same walls, the portion thereof must contain within its walls, whether party-walls or external walls, more than 25 square feet, nor must any enlargement be made at any time hereafter to any building for stables already built, or which shall be hereafter built, so that any portion of the same when enlarged, including coach-house and harness-rooms, shall contain more than 25 square feet as aforesaid.

**SCHEDULE (C).—PART V. Requisites for determining the Rate to which any Building of the Third Class is to be deemed to belong.**

If any building of the third or public building class constructed in form or structure or disposition with a dwelling-house, then the rate thereof is to be determined by the same rules as the rates of the first or dwelling-house class. But if it correspond in form or structure or disposition with a warehouse, or any building of the second class, then the rate thereof is to be determined by the same rules as the rates of the second or warehouse class. And further, with regard to the walls of such public buildings of whatever class—the width of the footings thereof and the thickness thereof are to be at the least four inches more than is hereby required for party or external walls of the same name, unless the official referees, on special supervision thereof, shall

**SCHEDULE (C).—PART VI.—Rules concerning attached and detached and insulated Buildings, as to the Rates and Walls thereof.**

**Buildings and Offsets.**—With regard to buildings or offsets, or new built or hereafter to be built, except green-houses, stables, attics, or such like buildings, and that, whether the same be attached to or detached from the buildings to which they belong, every such building is to be deemed, in respect of the external walls thereof, and all other requisites, as a building of the rate to which it would belong if it had been built separately; but the party-walls, if any, must be of the rate of the house to which the building or office is attached, or of the rate of the building of the highest rate attached to such party-wall on either side.

**Greenhouses, &c.**—And with regard to green-houses for plants, nurseries, aviaries, or such like buildings, which it is now law in force applicable to such buildings, and subject to the rights of the owner or occupier of the adjoining property, any such building may be built, as to the party-wall, if any, according to the rules of this Act prescribed regarding party-walls; but in all other respects, whether the same be attached or detached from any building of whatever class, such building must be built in such manner only, and of such materials only, as shall be approved by the official referees.

**Insulated Buildings.**—And with regard to buildings of the first or dwelling-house class, and of the second or warehouse class, which shall be insulated, every such building must be distant from any public street or alley, or third of its height at the least; and if the building do not exceed 21 feet in height, then it must be so distant at the least eight feet; and must be distant from any other building, or from ground not in the same possession or occupation therewith, or connected therewith only by a fence or fence-wall, not less than its full height; or if the building do not exceed 30 feet in height, then it must be so distant at the least 30 feet; and such building be so distant from a public street or alley, and from any other building or ground not in the same possession or occupation therewith, then such building is not to be liable in respect of the dimensions and materials thereof to the rules and directions of this Act.

**Insulated Buildings (if several) divided.**—Provided always that any such building be hereafter divided into two or more distinct buildings, and the several parts of such buildings so divided be not at the aforesaid distance from each other, and from other buildings and ground, then such several parts must have such external walls, and be separated from each other by such party-walls, as are hereby prescribed for the rates to which such several parts, if adjoining, would belong; and must be built in every other respect as is hereby required for buildings of the rate to which such several parts when so divided shall belong. And the external walls of the several parts of such building must be built in the manner, and of such materials, and at the same rate as the several heights and thicknesses herein prescribed for external walls of the rates such several parts shall be of when so divided. And if such regulations be not observed, then such several parts of such buildings in respect of which

same, and as such be taken down, according to the provisions of this Act in that behalf.

**Tall-houses, &c.**—And with regard to certain buildings which shall be built for the purposes of trade or the collection of toll, if such buildings be situated fifteen feet or the least from any other building, and do not cover an area of more than one and a half square, and the height thereof do not exceed twelve feet from the ground to the highest point of the roof, then every such building may be caseload with any materials whatsoever; but the roof thereof must be covered as herein directed with regard to roofs, and the chimney and flow (if any) must be built as herein directed with regard to chimneys and flows.

**SCHEDULE (D).—PART I.—Rules concerning Walls, of whatever kind.**

**Foundations.**—With regard to the foundations of walls, in reference to the construction and materials thereof, every such foundation must consist either of a natural solid stratum, or be formed of a bed of concrete; which concrete must be composed of stone lime, mixed with Thames ballast, or broken stone or flint, or sharp clean gravel, or burnt clay, in the proportions of at least one barrel of stone-lime to eight barrels of such other materials; and must be at least 18 inches thick, and 18 inches wider than the bottom of the footing; or must be composed of such other materials and be formed in such other manner as the official referees shall license or appoint.

**Footings.**—With regard to footings of walls, in reference to the materials thereof, the construction thereof, or, to the width thereof, to the height thereof above the foundation, and to the depth below the surface:—

**Materials.**—1. In reference to the materials thereof:—Every footing must be built of either of good sound stock-bricks, or of good sound stock-bricks and stone, and laid in good mortar or cement.

**Construction.**—2. In reference to the construction thereof:—The footing of every wall, whether of stone or party (except the foundation for external walls of the first and second rates), and that whether the footing be built of brick-work, or of brick and stone work, must be built in two double courses at the least. The footing of every party wall for a building of the first rate, or of stone or party walls for buildings of the second rate, whether such footing be built of brick-work, or brick and stone work, must be built in two double courses at the least. The footing of every party wall for a building of the first rate, whether such footing be built of brick-work, or of brick and stone work, must be built in two double courses at the least.

**Width.**—3. In reference to the width thereof at the foundation:—The bottom of the footing of every wall must be at the least six inches wider than the wall standing thereon; and whether such footing be built of brick-work, or of brick and stone work, it must diminish equally on each side by two inches at the least in each successive single or double course from the bottom.

**Height.**—4. In reference to the height above the foundation:—The footing of every wall, whether party or external (except the footings of the external walls of the party-walls of the first and second rates), must be at the least twelve inches high above the foundation. The footing of the party-walls of the first rate, and of external and party-walls of the second rate, must be at the least six inches high above the foundation. The footing of external walls of the first rate must be at the least six inches high above the foundation.

**Depth below Ground.**—5. In reference to the depth thereof below the surface of the ground or area adjoining:—The top of the footing of every external wall and party-wall must be at the least three inches below such surface.

**Depth below Floor.**—6. In reference to the depth thereof below the surface of the lowest floor adjoining or intended to adjoin thereto:—The top of the footing of every external wall and party-wall must be at the least six inches below such surface.

**Walls generally.**—With regard to every party-wall, external wall, or internal wall of every building of the first or dwelling-house class hereafter built, and of every addition to such building, whether already built or hereafter to be built, the walls must be built immediately below the level of the bottom of the paving, or of the timbers of the lowest or first room, must be of good sound bricks, laid in good cement.

**SCHEDULE (D).—PART II.—EXTERNAL WALLS.**

**Materials.**—And with regard to external walls of buildings (except those parts thereof in which it may be required to fix plates, lintels, bonds, corbels, and such like parts of iron, grates, grates, and partitions, iron-work, and iron-work, and except openings for doors and windows, shut-fronts and door-cases to warehouses), every such wall must be built solid, and of good sound bricks or good sound stone, or of good sound bricks and stone properly bonded, and set in good and well-compounded mortar or cement. Nevertheless, in such wall, in every story above the level of the floor of the third rate, recesses may be formed in the wall, and the recesses may be of any thickness of wall; and so that the brick thereof be of the thickness of at least eight inches and a half; and so that the stability of the wall be not endangered thereby.

**Height and Thickness.**—And every such wall, in reference to the height thereof, if an external wall adjoin a gutter, then such external wall must be carried up and remain one foot as the least above the highest part of such gutter, and if the wall be of the first rate, such wall must be carried up its full thickness to the underside of the plate of the roof.

**Wood and Iron.**—And with regard to such external parts of external walls, they may be of such wood or iron as shall be approved by the official referees, in reference to the height thereof, and at the ends of joists, girders, and bonds and sills of partitions, must be fixed at a distance from the external face of the wall of foot